

092.0

0006

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

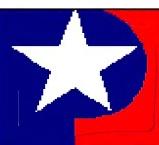
ARLINGTON

Total Card / Total Parcel

1,280,000 / 1,280,000

USE VALUE: 1,280,000 / 1,280,000

ASSESSED: 1,280,000 / 1,280,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		EPPING ST, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1: HUANG HAILIANG

Owner 2: HSU YEA-JEAN

Owner 3: _____

Street 1: 51 EPPING ST

Street 2: _____

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

PREVIOUS OWNER

Owner 1: LOMBARDI MICHAEL MARTIN -

Owner 2: LOMBARDI DIANA CRISTINA -

Street 1: 51 EPPING ST

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		
Postal:	02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 10,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Cprpm. Clap Exterior and 3301 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	5									514,500						514,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										59901
										GIS Ref
										GIS Ref
										Insp Date
										05/12/16

PREVIOUS ASSESSMENT

Parcel ID 092.0-0006-0016.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	765,800	0	10,500.	514,500	1,280,300	1,280,300	Year End Roll	12/18/2019
2019	101	FV	583,600	0	10,500.	521,900	1,105,500	1,105,500	Year End Roll	1/3/2019
2018	101	FV	588,700	0	10,500.	389,600	978,300	978,300	Year End Roll	12/20/2017
2017	101	FV	139,800	0	10,500.	352,800	492,600	492,600	Year End Roll	1/3/2017
2016	101	FV	158,300	0	10,500.	338,100	496,400	496,400	Year End	1/4/2016
2015	101	FV	160,700	0	10,500.	286,700	447,400	447,400	Year End Roll	12/11/2014
2014	101	FV	160,700	0	10,500.	272,000	432,700	432,700	Year End Roll	12/16/2013
2013	101	FV	160,700	0	10,500.	258,700	419,400	419,400		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
LOMBARDI MICHAEL	71421-164	1	8/2/2018		1,355,000	No	No				
TKS REALTY LLC,	68970-167		3/3/2017		1,225,000	No	No				
COLAMARTINO RUT	64756-437		1/5/2015	Change>Sale	455,000	No	No	N			
	10616-161		8/18/1964								

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2018	1602	Solar Pa	15,000	C				
7/28/2016	1036	Heat App	16,000		7/28/2016			Heat and AC.
1/8/2016	22	New Buil	285,000	C	1/8/2015			construct New sing
12/23/2015	2020	Heat App	10,000					
10/28/2015	1654	Foundati	10,000					
5/22/2015	542	Demoliti	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2018	SQ Returned	EMK	Ellen K
5/12/2016	Permit Visit	PT	Paul T
5/12/2016	Measured	PT	Paul T
6/4/2015	Info Fm Prmt	PC	PHIL C
3/25/2009	Meas/Inspect	197	PATRIOT
4/4/2000	Inspected	264	PATRIOT
1/26/2000	Measured	263	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

